



INDIANA COUNTY AUDITORS' ASSOCIATION

2012 and 2017 GENERAL REASSESSMENT FUNDS

Department of Local Government Finance

Karen Large

Budget Division Director

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DISCUSSION

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- 2012 General Reassessment Fund
- New 2017 General Reassessment Fund
- Determination of 2017 General Reassessment Fund Levy
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General Reassessment

I.C. 6-1.1-4-4

Sec. 4. *(a) A general reassessment, involving a physical inspection of all real property in Indiana, shall begin July 1, 2010, and each fifth year thereafter.* Each reassessment under this subsection:

(1) shall be completed on or before March 1 of the year that succeeds by two (2) years the year in which the general reassessment begins; and

(2) shall be the basis for taxes payable in the year following the year in which the general assessment is to be completed.



2012 General Reassessment Fund

IC 6-1.1-4-27.5(b)

- 2012 general reassessment begins July 1, 2010
- Completed on or before March 1, 2012
- Funded from property taxes collected in 2006, 2007, 2008, 2009 and 2010
- **2010 - Last year to collect levy for 2012 Reassessment Fund #0123**



2012 General Reassessment Fund

- Used only for expenditures associated with the general reassessment beginning July 1, 2010
- Appropriations should have been advertised as part of 2011 county budget
- County fiscal body must provide funds for general reassessment – local responsibility
- If funds not available in Reassessment Fund #0123 – county fiscal body must appropriate from another source, i.e., general fund, rainy day



2012 General Reassessment Fund

If additional funding necessary:

- I.C. 6-1.1-4-27.5 provides process for county assessor to petition the county fiscal body to increase levy
- County assessor must document the needs and reasons for increase
- If fiscal body denies petition, county assessor may appeal to DLGF
- DLGF shall hear appeal and make determination



New (2017) General Reassessment Fund

IC 6-1.1-4-27.5(c)

- 2017 general reassessment commences July 1, 2015
- Completed on or before March 1, 2017
- Funded from property taxes collected in 2011, 2012, 2013, 2014 and 2015
- **2011 – First year to collect levy for 2017 Reassessment Fund #0124**



New (2017) Reassessment Fund

- Used only for expenditures associated with 2017 general reassessment (begins July 1, 2015)
- Levy should have been advertised as part of 2011 county budget - "Maximum Estimate of Funds to be Raised"
- Funded from property taxes levied in 2010 pay 2011 through 2014 pay 2015



Establishment of 2017 Reassessment Fund Levy

I.C. 6-1.1-4-27.5(c)

- Levy = one-fifth ($1/5$) of *estimated costs* of the general reassessment
- County officials provided information:
 - Estimate of the total costs of the 2017 general reassessment
 - Current 2012 reassessment levy and expenditure information
 - Previous five (5) year budget and levy information
- If no information provided - used five (5) year average certified levy plus AVGQ



Annual Reassessment Levy Certification

- Reassessment levy certified every year
- Modification to levy may be requested
 - Written request signed by Auditor and Assessor
- DLGF may raise or lower the property tax levy
- County Assessor may petition the county fiscal body to increase the levy
- If county fiscal body denies a petition – County Assessor may appeal to DLGF



General Reassessment Fund

Levy Controlled Fund

- Reassessment Fund is levy controlled fund
- Levy is included in the maximum permissible levy calculation, i.e., general fund, health fund, reassessment fund
- Maximum permissible levy – maximum amount of property tax money which may be raised in any budget year for *ALL* levy controlled funds
- Because levy is limited, levy controlled fund rates can increase or decrease based on assessed valuation



Use of Reassessment Funds

I.C. 6-1.1-4-28.5

- May be used only to pay the costs of:
 - General reassessment – including computerization of assessment records
 - Payments to hearing officers and assessing officials
 - Updating plat books and soil survey data
 - Payments for the salary of permanent staff
 - Contractual services of temporary staff
 - Making annual adjustments
 - Verification of sales disclosure forms
- May not be used for any other purposes
- May not be transferred to any other fund



Reassessment Fund Management

I.C. 6-1.1-4-27.5

- County Auditor shall establish a property reassessment fund
- County Treasurer shall deposit all collections resulting from property taxes levied

I.C. 6-1.1-4-28.5

- County Treasurer shall invest any money accumulated in fund
- Interest received from investments shall be paid into fund
- Appropriations must be approved by the fiscal body after the review and recommendation of the county assessor



Overview

2012 and 2017 General Reassessment Funds

- 2012 General Reassessment Fund #0123
 - Budget advertised in 2011 Notice to Taxpayers
 - 2010 last year to collect levy for 2012 General Reassessment Fund #0123
- 2017 General Reassessment Fund #0124
 - Levy advertised in 2011 Notice to Taxpayers
 - 2011 first year to collect levy for 2017 General Reassessment Fund #0124
- County Auditor will consolidate funds in 2013 – No longer need for 2012 General Reassessment Fund #0123



Contact The Department

Karen Large, Director, Budget Division

- Telephone: 317-234-3937
- E-mail: klarge@dlgf.in.gov

Dan Jones, Assistant Director, Budget Division

- Telephone: 317- 232-0651
- E-mail: djones@dlgf.in.gov

Linda Lessaris, Budget Division Supervisor

- Telephone: 317-233-9239
- E-mail: llessaris@dlgf.in.gov

“Contact Us”: www.in.gov/dlgf/2338.htm